



Webbs

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Gleneagles Road | Walsall | WS3 3UJ

£470,000

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## Summary

**\*\*EXTENDED FIVE BEDROOM DETACHED HOME\*\* THROUGH LOUNGE DINER\*\* REFITTED KITCHEN WITH GRANTIE WORKSURFACES\*\* CONSERVATORY TO THE REAR\*\* DOUBLE GARAGE\*\* REFFITTED EN SUITE TO MASTER\*\* DRIVEWAY AND GARDEN\*\* DOUBLE GARAGE\*\* SNUG ROOM DOWNSTAIRS WITH POTENTIAL TO BE A SIXTH BEDROOM\*\*NO ONWARD CHAIN\*\*SOLAR PANNELS\*\* CCTV AND ALARMED\*\***

Webbs Estate Agents are pleased to bring to market this impressive, extended five bedroom detached home in the enviable Turnberry Estate being close to all local shops, schools and amenities.

Internally this home briefly comprises of, entrance hall, through lounge diner, sung room (which could be a sixth bedroom, conservatory and guest WC and double garage.

On the first floor there are three sizable bedrooms family bathroom and a further impressive master bedroom with refitted ensuite shower room.

Externally there is a block paved driveway to the front and a landscaped rear garden with a paved patio area and laid to lawn area, this home also benefits from having solar pannels.

Call today on 01922 663399 to secure your viewing.

## Key Features

- EXTENDED FIVE BEDROOM DETACHED HOME
- RENOVATED THROUGHOUT
- REFITTED KITCHEN
- CONSERVATORY TO THE REAR
- DOUBLE GARAGE
- SNUG/POTENTIAL SIXTH BEDROOM
- NO ONWARD CHAIN
- REFITTED EN SUITE TO MASTER BEDROOM
- DRIVEWAY AND REAR GARDEN
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING

## Rooms and Dimensions

### Porch

### Entrance Hall

### Lounge/ Diner

26'6" x 12'0" (8.10m x 3.67m)

### Breakfast Kitchen

### Guest WC

### Snug/ Potential sixth bedroom

### Consevatory

### Double Garage

### First floor

### Landing

### Bedroom One

13'10" x 16'2" (4.24m x 4.94m)

### En suite

### Bedroom Two

9'11" x 13'2" (3.03m x 4.02m)

### Bedroom Three

10'7" x 6'8" (3.23m x 2.05m)

### Bedroom Four

9'3" x 7'2" (2.83m x 2.19m)

### Bedroom Five

7'7" x 7'2" (2.32m x 2.19m)

### Family Bathroom

### Front

### Rear

### Identification Checks





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>
150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>
175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>
200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>
225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>
250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>

EU Directive 2002/91/EC